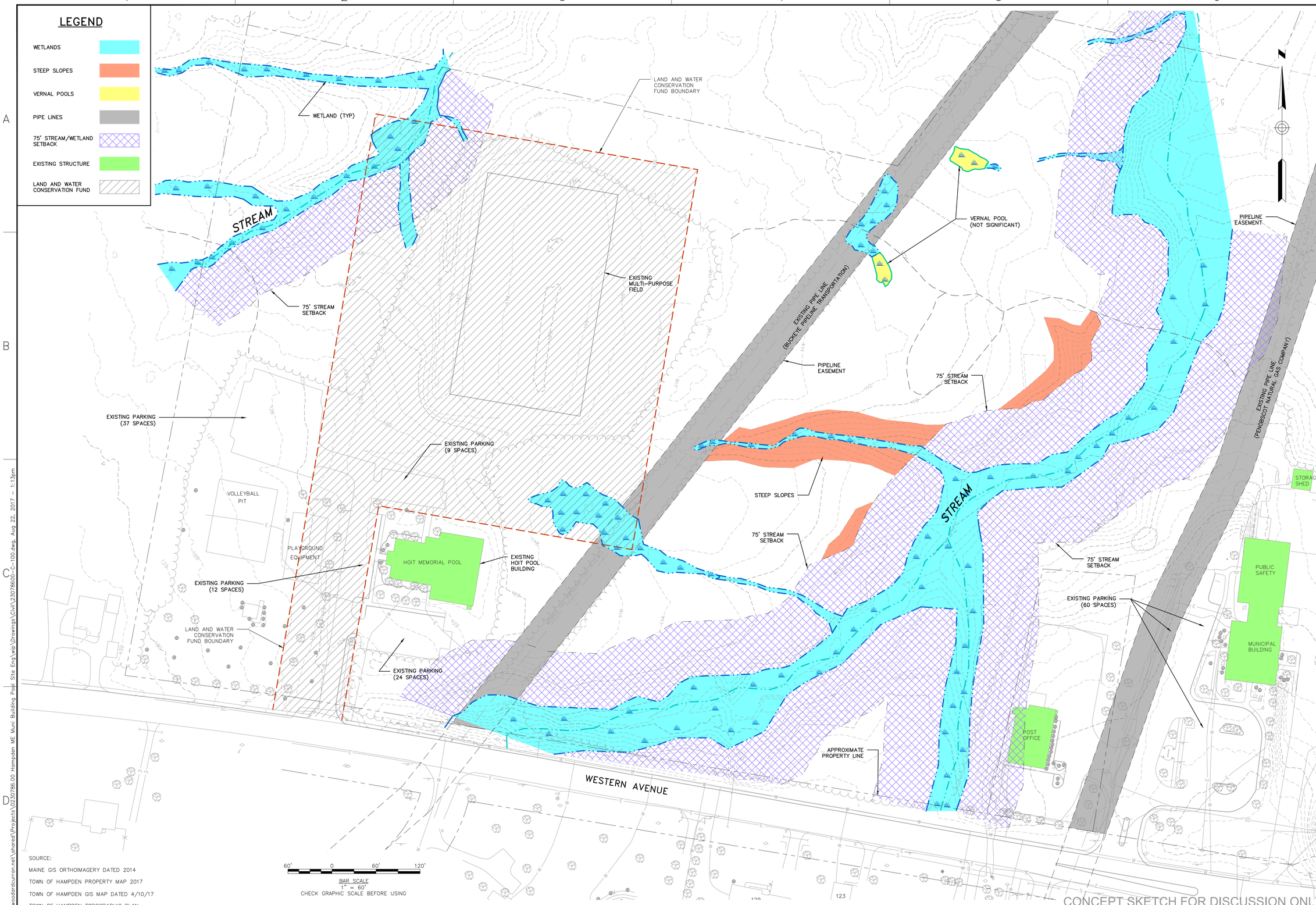
22x34 SHEET
1:1



SOURCE:
MAINE GIS ORTHOIMAGERY DATED 2014
TOWN OF HAMPDEN PROPERTY MAP 2017
TOWN OF HAMPDEN GIS MAP DATED 4/10/17
TOWN OF HAMPDEN TOPOGRAPHIC PLAN

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DRAWN BY: JDE
CHECKED BY: JDW
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SITE CONSTRAINTS

TOWN OF HAMPDEN, MAINE

MUNICIPAL BUILDING AND POOL SITE

JOB NO.: 0230786.00
DATE: AUGUST, 2017
SCALE: 1"=60'
SHEET: 1 OF

C-100

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22x34 SHEET
1:1

FEATURES OF LAYOUT 1

- PARKING:
  EXISTING – 36
  PROPOSED/RECONFIGURED – 152
  TOTAL – 188
- NO WETLANDS FILLING
- MINIMUM IMPACT TO STREAM/WETLAND SETBACK
- MODIFIED ENTRANCE DRIVE

SOURCE:
MAINE GIS ORTHOIMAGERY DATED 2014
TOWN OF HAMPDEN PROPERTY MAP 2017
TOWN OF HAMPDEN GIS MAP DATED 4/10/17
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LAYOUT 1

TOWN OF HAMPDEN, MAINE

MUNICIPAL BUILDING AND POOL SITE

JOB NO.: 0230786.00
DATE: AUGUST, 2017
SCALE: 1"=60'
SHEET: 2 OF

C-101

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1:1

FEATURES OF LAYOUT 2

- 63,375 SF COMMUNITY CENTER
- PARKING:
  EXISTING (POOL) – 36
  EXISTING (MUNICIPAL BUILDING) – 60
  PROPOSED (COMMUNITY CENTER) – 424
  PROPOSED (MUNICIPAL BUILDING) – 26
  TOTAL – 546
- TWO MULTI–PURPOSE FIELDS (ONE HALF SIZE)
- FULL SIZE BASEBALL/SOFTBALL FIELDS
- EXISTING MULTI–PURPOSE FIELD CAN REMAIN IN EARLY PHASING
- MODIFIED ENTRANCE DRIVE
- BASEBALL AND LACROSSE COULD BE ACCOMMODATED AT THE SAME TIME

CHALLENGES OF LAYOUT 2

- COMMUNITY CENTER ENCROACHES OVER CONSERVATION FUND BOUNDARY
- WETLAND FILLING (14,810 SF)
- CONSTRUCTION IS NEAR VERNAL POOL
- TOTAL PARKING SPACES = 546
- STORMWATER CHALLENGES
- PIPELINE NEAR MUNICIPAL BUILDING LIMITS PARKING OPTIONS

EXISTING SOCCER FIELD
FOOTBALL EQUIPMENT STORAGE
STORAGE/ MAINTENANCE BUILDING
WETLAND (TYP)
LAND AND WATER CONSERVATION FUND BOUNDARY
MULTI–PURPOSE FIELD
VERNAL POOL (NOT SIGNIFICANT)
PIPELINE EASEMENT
STREAM
75' STREAM SETBACK
EXISTING PIPE LINE
BASEBALL
PIPELINE EASEMENT
PROPOSED PARKING/ACCESS (424 SPACES)
RESTROOMS/ CONCESSIONS BUILDING
75' STREAM SETBACK
PROPOSED WALKING TRAIL
EXISTING PIPE LINE
PROPOSED PARKING/ACCESS (26 SPACES)
FUTURE COMMUNITY CENTER 195'x325' (63,375 SF)
VOLLEYBALL PIT
PLAYGROUND
SOFTBALL
PLAYGROUND
STORAGE SHED
50'
PLAYGROUND EQUIPMENT
EMERGENCY VEHICLE/ MAINTENANCE ACCESS
EXISTING PARKING (12 SPACES)
HOIT MEMORIAL POOL
WETLAND IMPACT (TYP)
MULTI–PURPOSE FIELD
STREAM
PUBLIC SAFETY
EXISTING PARKING (60 SPACES)
MUNICIPAL BUILDING
LAND AND WATER CONSERVATION FUND BOUNDARY
50'
EXISTING PARKING (24 SPACES)
APPROXIMATE PROPERTY LINE
POST OFFICE
WESTERN AVENUE

SOURCE:
MAINE GIS ORTHOIMAGERY DATED 2014
TOWN OF HAMPDEN PROPERTY MAP 2017
TOWN OF HAMPDEN GIS MAP DATED 4/10/17
TOWN OF HAMPDEN TOPOGRAPHIC PLAN

60' 0 60' 120'
BAR SCALE
1" = 60'
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LAYOUT 2

TOWN OF HAMPDEN, MAINE

MUNICIPAL BUILDING AND POOL SITE

JOB NO.: 0230786.00
DATE: AUGUST, 2017
SCALE: 1"=60'
SHEET: 3 OF

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1:1

FEATURES OF LAYOUT 3

- 48,750 SF COMMUNITY CENTER DOES NOT ENCROACH OVER CONSERVATION FUND BOUNDARY
- PARKING:
  EXISTING (POOL) – 36
  EXISTING (MUNICIPAL BUILDING) – 57
  PROPOSED (COMMUNITY CENTER) – 230
  (325 WOULD BE REQUIRED PER TOWN CODE)
  PROPOSED ATHLETIC FIELDS – 64
  PROPOSED (MUNICIPAL BUILDING) – 36
  TOTAL – 423
- TWO MULTI–PURPOSE FIELDS
- FULL SIZE BASEBALL/SOFTBALL FIELDS
- EXISTING MULTI–PURPOSE FIELD CAN REMAIN IN PLACE
- MODIFIED ENTRANCE DRIVE

CHALLENGES OF LAYOUT 3

- SMALLER COMMUNITY CENTER
- WETLAND FILLING (13,650 SF)
- CONSTRUCTION ON TWO SIDES OF VERNAL POOL
- TOTAL PARKING SPACES = 423
- STORMWATER CHALLENGES
- BASEBALL FIELD OVERLAYS MULTI–PURPOSE FIELD
- PIPELINE NEAR MUNICIPAL BUILDING LIMITS PARKING OPTIONS

WETLAND (TYP)
FOOTBALL EQUIPMENT STORAGE BUILDING
STORAGE/ MAINTENANCE BUILDING
EXISTING SOCCER FIELD
LAND AND WATER CONSERVATION FUND BOUNDARY
STREAM
MULTI–PURPOSE FIELD
VERNAL POOL (NOT SIGNIFICANT)
PIPELINE EASEMENT
75' STREAM SETBACK
PIPELINE EASEMENT
EXISTING PIPE LINE
PROPOSED WALKING TRAIL
PROPOSED PARKING/ACCESS (32 SPACES)
BASEBALL
PROPOSED PARKING/ACCESS (230 SPACES)
RESTROOMS/ CONCESSIONS BUILDING
FUTURE COMMUNITY CENTER 150'x325' (48,750 SF)
VOLLEYBALL PIT
PLAYGROUND
75' STREAM SETBACK
EXISTING PIPE LINE
PROPOSED PARKING/ACCESS (36 SPACES)
STORAGE SHED
PROPOSED RETAINING WALL
50'
EXISTING PARKING (12 SPACES)
HOIT MEMORIAL POOL
SOFTBALL
PROPOSED PARKING (32 SPACES)
STREAM
PUBLIC SAFETY
EXISTING PARKING (57 SPACES)
WETLAND IMPACT (TYP)
LAND AND WATER CONSERVATION FUND BOUNDARY
50'
EXISTING PARKING (24 SPACES)
MUNICIPAL BUILDING
APPROXIMATE PROPERTY LINE
POST OFFICE
WESTERN AVENUE

SOURCE:
MAINE GIS ORTHOIMAGERY DATED 2014
TOWN OF HAMPDEN PROPERTY MAP 2017
TOWN OF HAMPDEN GIS MAP DATED 4/10/17
TOWN OF HAMPDEN TOPOGRAPHIC PLAN

60' 0 60' 120'
BAR SCALE
1" = 60'
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LAYOUT 3

TOWN OF HAMPDEN, MAINE

MUNICIPAL BUILDING AND POOL SITE

JOB NO.: 0230786.00
DATE: AUGUST, 2017
SCALE: 1"=60'
SHEET: 4 OF

C-103

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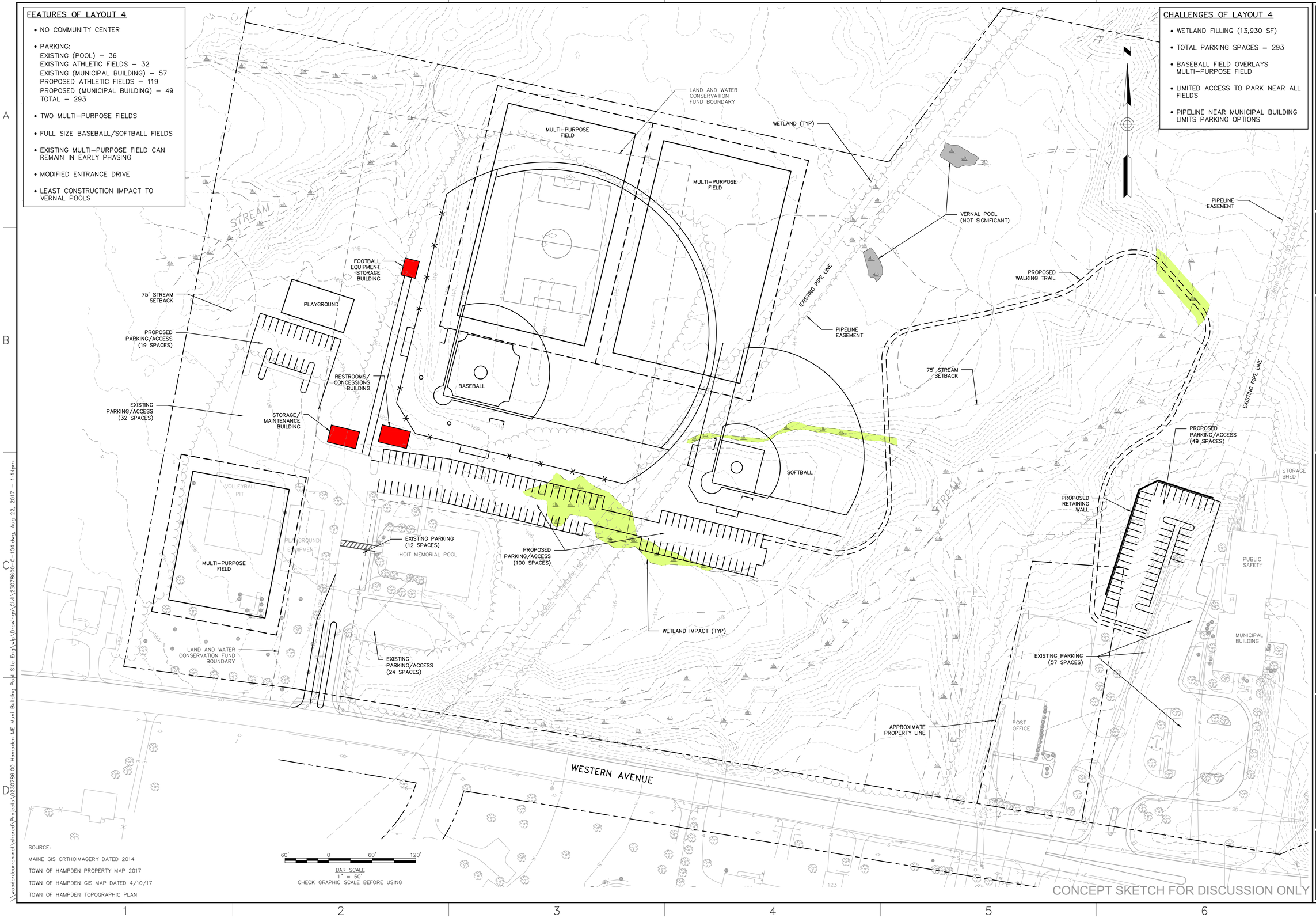
FEATURES OF LAYOUT 4

- NO COMMUNITY CENTER
- PARKING:
  EXISTING (POOL) – 36
  EXISTING ATHLETIC FIELDS – 32
  EXISTING (MUNICIPAL BUILDING) – 57
  PROPOSED ATHLETIC FIELDS – 119
  PROPOSED (MUNICIPAL BUILDING) – 49
  TOTAL – 293
- TWO MULTI–PURPOSE FIELDS
- FULL SIZE BASEBALL/SOFTBALL FIELDS
- EXISTING MULTI–PURPOSE FIELD CAN REMAIN IN EARLY PHASING
- MODIFIED ENTRANCE DRIVE
- LEAST CONSTRUCTION IMPACT TO VERNAL POOLS

CHALLENGES OF LAYOUT 4

- WETLAND FILLING (13,930 SF)
- TOTAL PARKING SPACES = 293
- BASEBALL FIELD OVERLAYS MULTI–PURPOSE FIELD
- LIMITED ACCESS TO PARK NEAR ALL FIELDS
- PIPELINE NEAR MUNICIPAL BUILDING LIMITS PARKING OPTIONS



SOURCE:
MAINE GIS ORTHOIMAGERY DATED 2014
TOWN OF HAMPDEN PROPERTY MAP 2017
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LAYOUT 4

TOWN OF HAMPDEN, MAINE

MUNICIPAL BUILDING AND POOL SITE

JOB NO.: 0230786.00
DATE: AUGUST, 2017
SCALE: 1"=60'
SHEET: 5 OF

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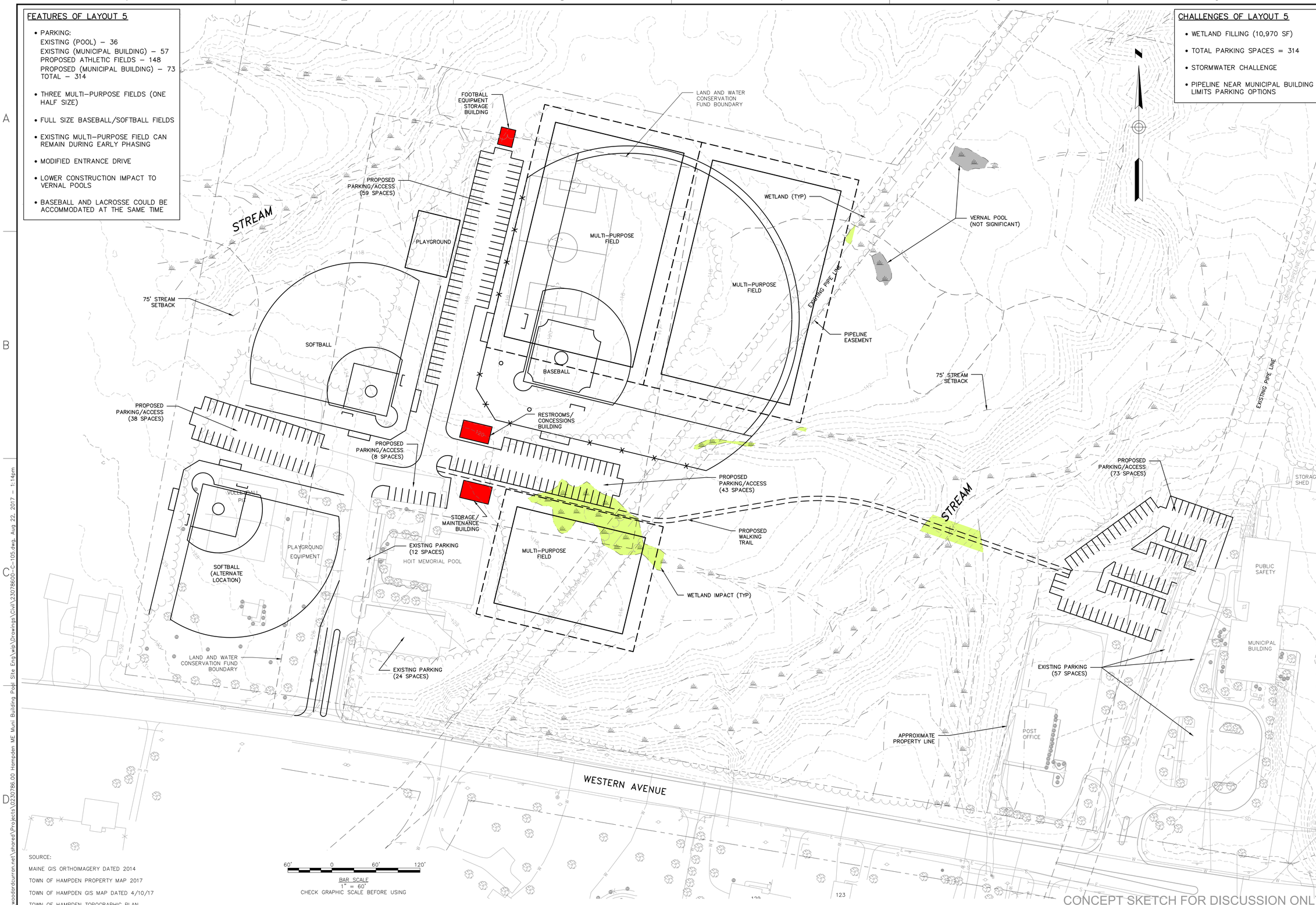
1:1

FEATURES OF LAYOUT 5

- PARKING:
  EXISTING (POOL) – 36
  EXISTING (MUNICIPAL BUILDING) – 57
  PROPOSED ATHLETIC FIELDS – 148
  PROPOSED (MUNICIPAL BUILDING) – 73
  TOTAL – 314
- THREE MULTI–PURPOSE FIELDS (ONE HALF SIZE)
- FULL SIZE BASEBALL/SOFTBALL FIELDS
- EXISTING MULTI–PURPOSE FIELD CAN REMAIN DURING EARLY PHASING
- MODIFIED ENTRANCE DRIVE
- LOWER CONSTRUCTION IMPACT TO VERNAL POOLS
- BASEBALL AND LACROSSE COULD BE ACCOMMODATED AT THE SAME TIME

CHALLENGES OF LAYOUT 5

- WETLAND FILLING (10,970 SF)
- TOTAL PARKING SPACES = 314
- STORMWATER CHALLENGE
- PIPELINE NEAR MUNICIPAL BUILDING LIMITS PARKING OPTIONS



SOURCE:
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LAYOUT 5

TOWN OF HAMPDEN, MAINE

MUNICIPAL BUILDING AND POOL SITE

JOB NO.: 0230786.00
DATE: AUGUST, 2017
SCALE: 1"=60'
SHEET: 6 OF

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